

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
AUGUST 1, 2007 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), John Hatter, Brian Russell, Dave Bonnell, Jesse Brand, Roger Lang, Tom King, Pat Zeigler, Bryan Haza and Tom Finke (County Liaison).

Members Absent: Steve Ruble and Joan Tupin-Crites.

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Kim Bullerdick, Heather Pope, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the August 1, 2007.

Motion: Mr. King made a motion to approve the minutes with a correction on page one. Mr. Haza seconded the motion and it carried unanimously by voice vote.

Mr. Russell served as Secretary in Mr. Ruble's absence.

PP-07-07: HUNTERS RIDGE MAJOR SUBDIVISION- a request by Thompson Development LLC to subdivide 25.24 acres into 27 lots. The property is located on the east side of Terrace Lake Road 475 feet south of Carr Hill Road in the City of Columbus.

Mr. Bergman stated that the petitioner has not submitted any new information for review and consideration. Staff would recommend a continuance to the September 2007 meeting.

Motion: Mr. Brand made a motion to continue this request to the September 2007 meeting. Mr. Bonnell seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

PUD-07-05: COLUMBUS MUNICIPAL AIRPORT – a request by the Columbus Board of Aviation Commissioners for approval of a Preliminary Planned Unit Development for a property of 472.69 acres, generally consisting of the non-aviation land of the Columbus Municipal Airport. The property is roughly bounded by Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west; and is located in the City of Columbus.

Mr. Bergman stated that Mr. Rod Blasdel, Director of the Airport had submitted a written request to withdraw the airport's petition to rezone non-aviation land to a PUD.

Mr. Bergman stated that staff would recommend approval of the request to withdraw without prejudice.

Motion: Ms. Zeigler made a motion to approve the request for withdrawal without prejudice. Mr. Russell seconded the motion and it carried with a vote of 9-0.

RZ-07-05: ROBERT MONROE REZONING – a request by Robert Monroe to rezone a property of 5.03 acres from PUD (Planned Unit Development) to B-2 (Community Business). The property is located on the northwest corner of Jonathan Moore Pike (State Road 46) and County Road 325 West; or, more specifically, at 4520 Jonathon Moore Pike in the City of Columbus.

MP-07-02: LITTLE CREEK PLAZA MINOR PLAT – a request by Robert Monroe to subdivide 5.03 acres into 5 lots. The property is located on the northwest corner of Jonathan Moore Pike (State Road 46) and County Road 325 West; or, more specifically, at 4520 Jonathon Moore Pike in the City of Columbus.

Mr. Dave Fisher abstained from hearing these two requests.

Mr. Russell served as President in Mr. Fisher's absence.

Ms. Thayer presented the background information on these two requests.

Mr. Norman Hieslman with Benchmark Land Services represented National City Bank, Home Federal Bank and Bob Monroe.

Mr. Hieslman stated that he agreed with staff on their review. He stated that this would help with several problems that now exist on site. He stated there are four owners of this lot.

Mr. Lang asked the advantages of subdividing. Mr. Hieslman stated that there was an illegal parking lot constructed and the only way to have adequate parking for each building is to subdivide the lot. He stated that there had been numerous lawsuits filed and some of the buildings were in foreclosure.

Ms. Zeigler stated she had participated in some of the previous hearings on this development and this sounded like a great solution to a problem that had existed for some time.

Mr. Russell opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Russell closed the meeting to the public.

Mr. Bergman stated that staff recommends sending a favorable recommendation on RZ-07-05 to the City Council.

Mr. Bergman stated that staff would recommend approval of MP-07-02 subject to the final approval of the rezoning request and all outstanding staff comments being addressed.

Motion: Mr. Brand made a motion to send RZ-7-05 to the City Council with a favorable

recommendation. Ms. Zeigler seconded the motion and it carried with a vote of 8-0.

Motion: Ms. Zeigler made a motion to approve MP-07-02 subject to the following conditions: (1) The subdivision approval should be contingent on the final approval of the companion rezoning request (RZ-07-02); (2) The following revisions shall be made to the plat: (a) Add "Attest: Brenda Sullivan, Clerk-Treasurer" to the Board of Works Certificate, (b) The 50 foot access easement should be labeled "Access Easement," (c) The 25 foot and 30 foot easements should be labeled "Mutual Drive Easement," and (d) In the Owners Certificate, it should be specified which lots are served by which access/mutual drive easements, and who is responsible for maintaining each easement. The motion included relief from installing sidewalks, and approval for four lots on an access easement. Mr. Haza seconded the motion and it carried with a vote of 7-1 with Mr. Lang being the nay vote.

Mr. Fisher returned to the meeting.

MP-07-04: 2ND REPLAT OF IRVIN AND NANCY LUCAS MINOR SUBDIVISION LOT 3A – a request by Irvin and Nancy Lucas to subdivide 22.13 acres into 2 lots. The property is located on the north side of County Road 100 North approximately 200 feet west of State Road 46, or, more specifically 13450 East 100 North, in Clay Township.

Mr. Thom Weintraut presented the background information on this request.

Mr. Perry Cloyd with Midwest Surveying & Mapping, Inc. represented the petitioner.

Mr. Cloyd stated that staff has adequately covered the issues and they have no objection to compiling with the requirements of the staff report. He stated the new lot is being created for building another residence.

Mr. Cloyd stated that the mound of dirt located at the site is the results of digging a new pond for water retention.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval of this plat with staff comments and relief from installing sidewalks. He stated that the outstanding issues are simply housekeeping issues and the purpose for being in front of the Columbus Plan Commission is because of the sidewalk modification.

Motion: Mr. Bonnell made a motion to approve this request with the following conditions: (1) Provide documentation that the septic system on Lot 3B is functioning properly, (2) Provide the City Plan Commission approval certificate and names of the President and Secretary, (3) Last line of the second paragraph of the owner's certificate should state lot 3B, (4) Provide a dimension of the location map showing the distance from State Road 46 to the east property line on Lot 4, (5) Label Lot 4 as the "Parent Tract Remainder", and (6) Place a "No Access" notation along the frontage of Lot 4 except for the driveway and access point for lots 1, 2A and 3B. The motion included relief from installing sidewalks. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

Mr. Tom Finke abstained from hearing the following request.

SU-07-14: ST. PAUL LUTHERAN CHURCH – a request by St. Paul Lutheran Church to rezone a property of 7.743 acres from AG (Agriculture) to SU-1 (Special Use-Churches), and for approval of a site plan. The property is located at 2555 South County Road 300 East, in Columbus Township.

Ms. Heather Pope presented the background information on this request.

Mr. Jim Brock, Elder at St. Paul's Lutheran Church represented the petitioners.

Mr. Brock stated that the church has no objection to rezoning the existing church and cemetery to SU-1 zoning. He stated that the design of the church would enhance the area as the church expands.

Mr. Fisher opened the meeting to the public.

Mr. John Hackman stated that he owned property on three sides of this area and his main concern is that the low areas are prone to flooding. He also expressed concerns about the tiles that run from his property under the road that have already been damaged by the asphalt.

Mr. Brock stated he was aware of the flooding issues, and that this development will help the flooding with two detention ponds that are designed to a 100-year rain, and the culverts will be designed to carry this water. Mr. Brock stated that he had specifically asked the designers of the building to address the flooding issues.

Mr. Hackman stated that he wanted to make sure the drainage is adequate before it is installed.

Mr. Bergman stated that the City Engineer's Office has reviewed this proposed plan and found the calculations to be acceptable. He stated that they would not know about the drainage tiles in the area and people who live there would be the best ones to contact for information. Mr. Bergman stated that they could set up a meeting with the Engineering Department to address Mr. Hackman's concerns.

Mr. David Dow expressed concern about the flooding and the standing water at this site after heavy rains.

Mr. Fisher closed the public meeting.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the following stipulations as part of the recommendation: (1)The "Future Drive" shown on the plan is to be deleted, (2)The application should be modified to include the adjacent, existing church and cemetery in the rezoning request and (3)The applicants should participate in a meeting with the City Engineer and adjoining property owners to resolve drainage questions regarding the project (specifically the location and accommodation of drainage tiles on the site).

Motion: Mr. King made a motion to send a favorable recommendation to the City Council with the following stipulations as part of the recommendation: (1)The "Future Drive" shown on the plan is to be deleted, (2)The application should be modified to include the adjacent, existing church and cemetery in the rezoning request, and (3)The applicants should participate in a meeting with the City Engineer and adjoining property owners to resolve drainage questions regarding the project (specifically the location and accommodation of drainage tiles on the site). Mr. Bonnell seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

Appointment of a Plat Committee member.

Mr. Fisher stated he had talked to Mr. Haza about accepting the appointment of the Plat Committee member. Mr. Haza stated he would give this consideration and inform Mr. Bergman within a week of his decision.

DIRECTOR'S REPORT

Mr. Bergman stated that Minor Subdivisions outside the corporate city limits have to come to the Plan Commission because of sidewalk relief. Mr. Bergman asked if the members agree that those requests could be placed on the Consent Agenda to increase efficiency. The members agreed with this recommendation.

Mr. Bergman stated that they are nearing the end of the public meetings on the proposed Zoning Ordinance. He stated that staff would collect all comments and forward them to the Steering Committees. Mr. Bergman stated that the revised Zoning Ordinance will be released to the public with any changes and should be on the Columbus Plan Commission agenda in October 2007.

Mr. Bergman stated there were two staff positions open in the Planning Department and interviews would begin in the next few weeks. He also announced that Thom Weintraut and Heather Pope had each been promoted to Senior Planner.

LIAISON REPORTS

ADJOURNMENT: 5:30 P.M.

David L. Fisher, President

Steve Ruble, Secretary